

WHEN RECORDED RETURN TO:

NEIL BOYD

13221 S DOMINICA LN UNIT 101

HERRIMAN, UT 84069

14002727 B: 11365 P: 6991 Total Pages: 4  
08/19/2022 09:41 AM By: salvarado Fees: \$360.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: NEIL BOYD  
13221 S DOMINICA LN UNIT 101 HERRIMAN, UTAH 84096



## NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to the requirements of Utah Code § 57-1-46 (the "Code"), this Notice of Reinvestment Fee Covenant (the "Notice") satisfies the requirements of the Code and serves as record notice for that certain reinvestment fee covenant (the "Covenant") (Article 6, Section 14) that was duly approved and recorded on 29 September, 2016, as Entry No. 12376589 against the real property (the "Property") located in Salt Lake County, Utah, that is described in Exhibit A attached hereto as well as in the First Amendment To The Declaration Of Condominium For Horizon Heights Condominiums, a Planned Unit Development in Salt Lake County, Utah, as recorded on 29 June, 2018, as Entry No. 12801866 in the Salt Lake County Recorder's Office.

**BE IT KNOWN TO ALL BUYERS, SELLERS, THEIR REPRESENTATIVES (AGENTS/BROKERS) AND TITLE COMPANIES that:**

1. The name and address of the beneficiary under the Covenant is Horizon Heights Condominium Owners Association (the "Association"), C/O Desert Edge PM, 9135 S. Monroe Plaza Way #A, Sandy, Utah 84070. When this contact information becomes outdated, contact with the Association can be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.
2. The burden of the Covenant is intended to run with the land (i.e., the Property) and to bind successors in interest and assigns.
3. The duration of the Covenant shall be on going until properly amended or eliminated, or until prohibited by operation of law.
4. The existence of the Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property by the Horizon Heights Condominium Owners Association. The Herriman Towne Center Homeowners Association (the "Master Association") can and does charge a reinvestment fee through their covenants for expenses/reserves not related to the expenses/reserves incurred by the Horizon Heights Condominium Owners Association.
5. As of the date of this Notice and as duly established by resolution of the Association's Board of Directors, an amount of 0.5% (1/2%) of the value (i.e., the purchase price) of a burdened property shall be charged. The buyer of the burdened property shall pay this amount unless otherwise agreed in writing by the buyer and the seller of the burdened property. This amount shall be in addition to any pro rata share of assessments due and adjusted at settlement.

6. The purpose of the amount required to be paid under the Covenant is to maintain and supplement the Reserve Funding requirement as determined by the Reserve Study, the Board of Directors and Utah Code §57-8-7.5 Reserve analysis--Reserve funding.

7. The fee requirement of the Covenant is for the benefit of the burdened property, by providing funds for future capital expenditures of the limited common and common areas, and providing a backup for a possible shortfall in the general budget without the use of a Special Assessment or other detrimental financing techniques.

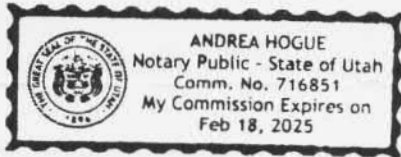
Horizon Heights Condominium Owners Association

Signed: Neil B. Boyd Date: 8/17/2022  
Neil B. Boyd/Association President

STATE OF UTAH )  
 : SS  
COUNTY OF SALT LAKE )

On above-written date the above-named individual, proven by satisfactory evidence, did personally appear before me and, while under oath or affirmation, did say that he or she is a member of the Board of Directors of the Horizon Heights Condominium Owners Association, is authorized by the Association to execute this Notice, and that the same is true and correct of his or her own knowledge and belief.

(Seal)



[Handwritten Signature]  
NOTARY PUBLIC SIGNATURE

EXHIBIT A

Legal Description of the Property

All of Horizon Heights Building 1A Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12376582, in Book 2016P, at Page 254.

Parcel Numbers: 26364020520000 through 26364020610000

All of Horizon Heights Building 1B Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12376583, in Book 2016P, at Page 255.

Parcel Numbers: 26364020420000 through 26364020510000

All of Horizon Heights Building 1C Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12376584, in Book 2016P, at Page 256.

Parcel Numbers: 26364020020000 through 26364020110000

All of Horizon Heights Building 1F Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12376585, in Book 2016P, at Page 257.

Parcel Numbers: 26364020320000 through 26364020410000

All of Horizon Heights Building 1G Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12376586, in Book 2016P, at Page 258.

Parcel Numbers: 26364020620000 through 26364020710000

All of Horizon Heights Building 1H Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12376587, in Book 2016P, at Page 259.

Parcel Numbers: 26364020120000 through 26364020210000

All of Horizon Heights Building 1K Condominiums Amended, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12520818, in Book 2017P, at Page 85.

Parcel Numbers: 26364020720000 through 26364020820000

All of Horizon Heights Building 2D Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12501537, in Book 2017P, at Page 58.

Parcel Numbers: 26364100010000 through 26364100110000

All of Horizon Heights Building 2E Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12501538, in Book 2017P, at Page 59.

Parcel Numbers: 26364100320000 through 26364100410000

All of Horizon Heights Building 2I Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12501539, in Book 2017P, at Page 60.

Parcel Numbers: 26364100120000 through 26364100210000

All of Horizon Heights Building 2J Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12501540, in Book 2017P, at Page 61.

Parcel Numbers: 26364100220000 through 26364100310000

All of Horizon Heights Building 4L Condominiums Amended, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12520819, in Book 2017P, at Page 35.

Parcel Numbers: 26364080340000 through 26364080440000

All of Horizon Heights Building 4M Condominiums Amended, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12520820, in Book 2017P, at Page 87.

Parcel Numbers: 26364080230000 through 26364080330000

All of Horizon Heights Building 5N Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12527983, in Book 2017P, at Page 98.

Parcel Numbers: 26364090260000 through 26364090360000

All of Horizon Heights Building 5O Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12527984, in Book 2017P, at Page 99.

Parcel Numbers: 26364090150000 through 26364090250000

All of Horizon Heights Building 5P Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12527985, in Book 2017P, at Page 100.

Parcel Numbers: 26364090040000 through 26364090140000

All of Horizon Heights Building 5Q Condominiums, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12527986, in Book 2017P, at Page 100.

Parcel Numbers: 26362540020000 through 26362540120000